
V. FINDINGS AND OBSERVATIONS

CORPORATE OFFICES

BUILDING: 01 H-K BUILDING: 001

This Corporate Office building is a 2,816 square foot, two-story building. It was constructed in 1935 of wood decking, brick, and concrete. It is heated by a radiant steam system using wall radiators in the offices and landings. The facility is used as office space by the accounting and sales/marketing departments.

Laboratory analysis of bulk samples collected in the building confirmed the presence of asbestos-containing materials. Debris from pipe insulation was found on the second floor above the ceiling in the northwest corner of the building. The debris has been classified as Priority Level I. It is recommended the debris be removed and the area cleaned.

Priority Level III materials were observed on the first and second floors. These materials were corrugated pipe covering and the associated mudded joint packing on the domestic water lines; and pipe covering with accompanying mudded joint packing on the low pressure steam lines on the first floor near the ceiling in the men's and women's restrooms, the branch manager's office, the storage room, and the utility closet. The insulation and packing on steam lines on the second floor near the ceiling in the women's restroom, mail room, and secretaries' office, and above the ceiling along the north, south, and west perimeter walls were also determined asbestos-containing. These materials were in good condition, with minor contact and water damage, and should be included in an operations and maintenance program until removal.

Suspect acoustical ceiling tiles throughout the first and second floor were sampled, but found nonasbestos-containing. No cementitious or miscellaneous materials were observed.

CORPORATE OFFICES

BUILDING: 02 H-K BUILDING: 002

This Corporate Office building is a 2,639 square foot, one-story, wood decking, brick, and concrete facility constructed in 1935. There is a partial subbasement area located below the landing adjoining Buildings 2 and 3. The facility is heated by a radiant steam system using radiators in the offices and landings. The facility houses the marketing, personnel, safety, and public relations departments.

All asbestos-containing materials found in this building have been classified as Priority Level III. These materials include mudded joint packing on the domestic water lines and drain lines near the north and south walls above the air handling unit in the subbasement. Other Priority Level III materials were pipe insulation and mudded joint packing on low pressure steam supply and return lines on the subbasement and first floors. (Please refer to the spreadsheets for specific material quantities and locations, and area comments.) The materials were in good condition, with minor contact and water damage, and should be included in an operations and maintenance program to preserve the current status until removal.

Acoustical ceiling tiles and drop ceiling tiles on the first floor were sampled, but laboratory analysis indicated they do not contain asbestos. No cementitious or miscellaneous materials were observed.

MOUNTAIN HOUSE

BUILDING: 03 H-K BUILDING: 003

Mountain House is a one-story 4,350 square foot, wood decking, brick, and concrete building constructed in 1933. Its design includes a large attic pipe chase and air handler area. This bar and hospitality house is heated by forced-air and radiant steam systems.

Laboratory analysis of bulk samples collected at the Mountain House confirmed the presence of asbestos-containing materials. Debris from asbestos-containing pipe covering on the floor of the attic pipe chase has been classified as Priority Level I and should be removed.

Also located in the attic pipe chase are wrapped cardboard pipe covering and mudded joint packings on the domestic water lines, and corrugated pipe covering with mudded joint packing on low pressure steam lines. These materials have been classified as Priority Level II. The materials were in poor condition, with moderate contact and water damage. The damage should be repaired and the materials included in an operations and maintenance program until they are removed.

Magnesia and corrugated pipe covering with mudded joint packing on steam lines, and wrapped cardboard pipe covering with mudded joint packing in the attic air handler room have been classified as Priority Level III. The materials were in fair to poor condition, with contact and water damage. They should be repaired and then included in an operations and maintenance program until removal.

No cementitious or miscellaneous materials were observed.

BEERAPHERNALIA SHOP

BUILDING: 04 H-K BUILDING: 004

This facility is a two-story, 1,440 square foot, wood and brick novelty shop constructed in 1933. The heating system is steam, forced-air and radiant steam supplied by ducting and wall radiator units. Suspect lay-in ceiling panels on the first floor were sampled and analyzed, but were determined nonasbestos-containing.

STORAGE/CREDIT UNION

BUILDING: 05/05A H-K BUILDING: 005

This building is a 12,160 square foot, six-story, concrete and masonry structure built in 1933. The heating system is forced-air steam delivered by suspended heater units.

Priority Level II asbestos-containing materials were found on the first floor. Pipe insulations and mudded joint packing on steam lines are located in the credit union office near the air handler unit, along the ceiling in the electrical room, and along the south wall in Part 5A. Mudded joint packing on nonsuspect pipe covering on steam lines near the ceiling in the filtration office were classified as Priority Level II. The materials were in good condition, but are located in a high traffic area. They should be included in an operations and maintenance program until removal.

V. FINDINGS AND OBSERVATIONS

Several materials were assigned a Priority Level III classification. They include pipe covering and mudded joint packing on steam lines on the third, fifth, and sixth floors; wrapped cardboard pipe covering and mudded joint packing on domestic water lines on the fourth and fifth floors; mudded joint packing on nonsuspect pipe covering on drain lines on the fourth floor; and mudded joint packing on product lines on the third floor. (Specific locations for these materials can be found in the spreadsheet section of this report.) These materials were in good to fair condition, with minor damage, and they should be monitored as part of an operations and maintenance program.

Tank insulation on the hot water tank in the northeast corner of the Part 5 third floor was quantified, but not sampled. The tank is encased in a metal jacket and it was not possible to sample the insulation. A Sampling Release Form is included in Appendix G. The insulation should be assumed asbestos-containing and included in an operations and maintenance program until it can be sampled and analyzed.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

FILTRATION BUILDING

BUILDING: 06 H-K BUILDING: 006

This building is a four-story, 16,200 square foot, cement and masonry structure which is used as a stock cellar. It was constructed in 1933 and has no heating system.

Priority Level III asbestos-containing materials were pipe insulation and mudded joint packing on steam lines near the center of the ceiling of the first floor filtration room and near the center of the north wall on the second floor, and mudded joint packing on nonsuspect pipe covering on steam lines in the northeast corner of the first floor filtration room. These materials should be monitored as part of an operations and maintenance program until removal.

Asbestos-containing pipe covering and associated mudded joint packing were observed on steam lines above the drop ceiling near the air handling unit on the first floor. The materials were in good condition, with minor contact and water damage, and have been classified as Priority Level IV. They should be included in an operations and maintenance program until they are removed.

Suspect lay-in ceiling panels in the west half of the first floor were sampled, but were determined nonasbestos-containing by laboratory analysis.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

STOCK CELLARS

BUILDING: 07 H-K BUILDING: 007

The Stock Cellars is a four-story, 17,280 square foot, concrete and masonry structure built in 1935. It is used for cold storage; therefore, it has no heating system. Suspect lay-in ceiling panels in the northeast stairwell of the first floor were sampled and determined nonasbestos-containing.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

LABS/STORAGE

BUILDING: 08 H-K BUILDING: 008

This is a four-story, (40,280) square foot, cinder block structure with a concrete roof. It is used primarily for storage, except the fourth floor which contains laboratories and offices. The building is heated by a steam, forced-air system.

Asbestos-containing sprayed acoustical plaster was found on the ceiling of the second floor orientation room. This plaster was in good condition. It has been classified as Priority Level II and should be monitored as part of an operations and maintenance program until removal. Wrapped cardboard insulation and associated mudded joint packing on domestic water lines were observed in the southwest corner of the first floor. Mudded joint packing on nonasbestos pipe insulation on the domestic water lines was also identified at the northern end of the room and the southwest and west center of the first floor ceiling. These materials have been classified as Priority Level III. Other Priority Level III materials were pipe covering and mudded joint packings on steam lines on the first, second, third, and fourth floors. (Please refer to the spreadsheets for specific material quantities and locations, and area comments.) Asbestos-containing mudded joint packing on steam lines with nonsuspect insulation was identified near the ceiling on the third floor and in the janitor's closet of the east office on the fourth floor. Insulation on the carbon dioxide tank on the first floor was also classified as Priority Level III. These materials were in fair to good condition. Any damaged areas should be repaired and the materials included in an operations and maintenance program.

Lay-in panels and acoustical ceiling tiles on the fourth floor were sampled, but determined nonasbestos-containing by laboratory analysis.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

ENGINE HOUSE

BUILDING: 09 H-K BUILDING: 009

The Engine House is a two-story, (8,096) square foot, cinder block and concrete facility that was constructed in 1933. It is used to house refrigerant pumps, tanks, and associated equipment. No heating or ventilation system is present.

Laboratory analysis of bulk samples confirmed the presence of asbestos in debris, pipe lagging, mudded joint packing, and tank insulation. Magnesia pipe covering debris found in the attic above the storage room in the northwest corner has been classified as Priority Level I. It is highly friable and should be removed.

All other asbestos-containing materials have been classified as Priority Level III and consisted of mudded joint packing on refrigerant supply and return lines on the ground floor near the compressors, magnesia pipe covering and associated mudded joint packing on steam lines in the ground floor mezzanine pipe tunnel, and mudded joint packing on attic condensate lines. Second floor materials included pipe insulation and mudded joint packing on steam and domestic water lines, and mudded joint packings on condensate and refrigerant supply and return lines. These materials were observed throughout the second floor. Asbestos tank insulation was observed on the second floor refrigeration tank and on the tank in the northwest corner. All materials were in overall good condition and should be repaired as needed and monitored as part of an operations and maintenance program until they are removed.

Suspect materials sampled and determined nonasbestos-containing were drop ceiling tiles and acoustical tiles on the ground floor, and condensate pipe insulation on the second floor.

V. FINDINGS AND OBSERVATIONS

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

SHOP/STORAGE & RECEIVING

BUILDING: 10/11/12/23 H-K BUILDING: 010

The Shop/Storage and Receiving Building is a two-story (11,513) square foot, masonry and concrete facility that was constructed in 1933. The building is heated by steam, forced-air units suspended from the ceiling.

Laboratory analysis of bulk samples confirmed the presence of asbestos in pipe insulation, mudded joint packing, and woven cloth. Priority Level II materials were magnesia pipe insulation and associated mudded joint packing on steam lines, and mudded joint packing on nonsuspect pipe covering on domestic water lines in the Part 23 ground floor stairwell. These materials were in fair condition, with contact and water damage, and should be repaired and monitored as part of an operations and maintenance program until they are removed.

Priority Level III materials were pipe insulation and mudded joint packing on high pressure steam, domestic water, and refrigerant lines in Part 11 on the ground floor; and magnesia pipe covering and associated mudded joint packing on steam lines on the second floor of Parts 10 and 11 and the third floor of Part 10. The ground floor of Part 12 and the second floor of Part 23 contained pipe insulation and mudded joint packing on steam and domestic water lines. These materials were in overall good condition, with minor contact and water damage. They should be repaired as needed and monitored as part of an operations and maintenance program until they are removed. Asbestos cloth was found in the northeast shop area of Part 12. The cloth was tattered and oil-covered, and it should be removed.

Materials sampled and found nonasbestos-containing were acoustical ceiling tiles on the third floor of Part 10, mudded joint packing on nonsuspect pipe insulation on the ground level of Part 12, drop ceiling tiles on the ground level of Part 12, and pipe covering on refrigerant lines on the ground floor of Part 23.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

BOILER HOUSE

BUILDING: 13 H-K BUILDING: 013

The Boiler House is a two-story (4,354) square foot, brick and concrete facility that was constructed in 1933. The building utilizes steam radiant heat.

Laboratory analysis of bulk samples confirmed the presence of asbestos in pipe insulations, mudded joint packings, and tank insulations. First floor Priority Level II materials consisted of pipe insulation on boiler feed water, treated water, low and high pressure steam, domestic water, and condensate lines; and mudded joint packing on boiler feed water, treated water, domestic water, low pressure steam, and condensate lines. Also included was tank packing on the old hot water tank, two fuel oil heat exchangers, and Boilers 2 and 3 drum ends. Low pressure steam line pipe insulation and mudded joint packing in the second floor lunch room were also found asbestos-containing. These materials were in good to fair condition, with localized areas of contact and water damage. The damaged areas should be repaired as needed and the materials monitored as part of an operations and maintenance program until they are removed.

V. FINDINGS AND OBSERVATIONS

Boilers 1, 2, and 3 tank insulations were not sampled because the tanks are enclosed in a metal jacket that restricts access. A Sampling Release Form for this area is included in Appendix G.

Materials sampled but determined nonasbestos-containing by laboratory analysis were deaerator tank insulation, and mudded joint packing on high pressure steam lines on the first floor, and acoustical ceiling tiles in the second floor lunch room.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

STORAGE BUILDING

BUILDING: 14 H-K BUILDING: 014

The Storage Building is a two-story, 13,515 square foot, masonry and concrete, storage and laboratory facility. The building is heated with steam forced-air heaters suspended from the ceiling.

Laboratory analysis of bulk samples confirmed the presence of asbestos in pipe insulation and mudded joint packing. Magnesite pipe insulation and associated mudded joint packing on high pressure steam lines, and wrapped cardboard/paper pipe insulation with associated mudded joint packing on domestic water lines were found throughout the first and second floors. These materials were in good to fair condition, with minor contact and water damage, and have been classified as Priority Level III. The damaged areas should be repaired and the materials monitored under an operations and maintenance program until removal.

Pipe insulation on refrigerant supply and return lines on the second floor was sampled and determined nonasbestos-containing.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

OLD KEG WASHING

BUILDING: 15 H-K BUILDING: 015

The Old Keg Washing Building is a two-story, 11,776 square foot, masonry and wood facility that was constructed in 1940. The facility is heated with steam, forced-air unit heaters suspended from the ceiling. The building was not in use at the time of the inspection.

Laboratory analysis of bulk samples confirmed the presence of asbestos in pipe insulation, mudded joint packing, and tank insulation. Magnesite pipe insulation with associated mudded joint packing on high pressure steam lines, and wrapped cardboard/paper pipe insulation with associated mudded joint packing on domestic water lines were observed throughout the first and second floors. Tank insulation was found on the heat exchanger along the south electrical panel on the second floor. These materials were in good overall condition, with only minor contact and water damage, and have been classified as Priority Level III. They should be repaired as needed and monitored as part of an operations and maintenance program until removal.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

ENGINEERING OFFICE

BUILDING: 17 H-K BUILDING: 017

The Engineering Office is a two-story, 14,080 square foot, wooden building constructed in 1933. It is used as office, storage, and workshop space and is heated with steam radiant and electrical heat.

Laboratory analysis of bulk samples confirmed the presence of asbestos in debris, pipe insulation, and mudded joint packing. Pipe insulation debris was found in the southeast corner of the south crawl space in the basement. The debris was mixed with the dirt floor, and the area has been classified as Priority Level I. The debris and a portion of the soil floor should be removed as soon as possible.

Corrugated paper and magnesia pipe insulations with associated mudded joint packing were found on high pressure steam lines in the basement. Magnesia pipe insulation on first floor high pressure steam lines was also determined asbestos-containing. These materials were in fair to good condition, with contact and water damage, and have been classified as Priority Levels II and III. The materials should be repaired and monitored as part of an operations and maintenance program until they are removed.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

SALES OFFICE

BUILDING: 18 H-K BUILDING: 018

356-255
BSE

The Sales Office is a one-story, 5,662 square foot, gas-heated facility. It is used as sales and training facilities. Acoustical ceiling tiles and two types of drop ceiling tiles were sampled and were determined nonasbestos-containing by laboratory analysis.

BREWHOUSE/STOCK CELLARS

BUILDING: 21/22 H-K BUILDING: 021

The Brewhouse/Stock Cellars is a five-story, 39,030 square foot, cinder block and concrete facility that was constructed in 1948. It is heated with a steam forced-air system and is used as storage space and to house brewing equipment.

Laboratory analysis of bulk samples confirmed the presence of asbestos in pipe insulation, mudded joint packing and tank insulation. Ground floor materials found asbestos-containing were magnesia pipe insulation on domestic water, refrigerant supply and return, high pressure steam, and product lines; and mudded joint packing on product and high pressure steam lines. Asbestos-containing tank packing was identified on the north and south brew kettles and on the BM CIP tank north in Part 21 brew kettle room.

V. FINDINGS AND OBSERVATIONS

Second and third floor materials were magnesia pipe insulation with associated mudded joint packing on high pressure steam and product lines in numerous locations on each floor. (Please refer to the spreadsheets for specific material quantities and locations, and area comments.) Wrapped cardboard/paper pipe insulation and associated mudded joint packing were observed on domestic water and high pressure steam lines. Tank insulation in the second floor kettle room whirlpool; and on the third floor, Part 21 convertor tank, adjunct cooker, mash tub, and caustic tank was also found asbestos-containing. Magnesia pipe insulation and associated mudded joint packing were observed on domestic water and high pressure steam lines on the fourth and fifth floors. All these materials were in good condition, with minor contact and water damage, and have been classified as Priority Levels III and IV. They should be repaired and monitored as part of an operations and maintenance program until they are removed.

Tank insulation on the second floor north and south brew kettles; mezzanine level whirlpool tanks; and the third floor top tank room, mash tub, adjunct cooker, convertor tank, and caustic tank was not sampled. The tanks are enclosed in a stainless steel jacket that restricts access. Sampling Release Forms for these areas are included in Appendix G.

Materials sampled but determined nonasbestos-containing by laboratory analysis were pipe covering and associated mudded joint packing on domestic water lines near the caustic tank in the first floor spent grain room; and wrapped cardboard/paper pipe insulation in the fourth floor grain hopper room.

Nonfriable materials were not sampled, but are listed in Appendix E. Nonfriable materials do not create an exposure hazard unless they are sawn, broken, ripped, pulverized, or otherwise altered. However, if renovation or demolition of the facility is planned, they should be sampled and analyzed for asbestos content.

CORPORATE OFFICE BUILDING

BUILDING: 24 H-K BUILDING: 024

This Corporate Office building is a two-story (3,360) square foot, masonry and concrete structure with a partial basement. The facility was constructed in 1954 and houses sales, marketing, and plant management offices. It was constructed in 1954 and is heated with steam radiant and forced-air units.

Laboratory analysis of bulk samples confirmed the presence of asbestos in magnesia pipe covering and associated mudded joint packing on low pressure steam lines in the basement storage area. The pipe insulation and mudded joint packing were in good condition, with minor damage, and have been classified as Priority Level III. They should be monitored as part of an operations and maintenance program until they are removed.

Acoustical ceiling tiles on the first and second floors were sampled and were determined nonasbestos-containing by laboratory analysis.

FERMENTATION

BUILDING: 25 H-K BUILDING: 025

The Fermentation Building is a five-story (39,857) square foot, cinder block and concrete facility that was constructed in 1958.

Laboratory analysis of bulk samples confirmed the presence of asbestos in debris, pipe insulation, mudded joint packing, and tank insulation. Magnesia pipe covering debris was found on the fourth floor above the ceiling in the janitor's closet. The debris has been classified as Priority Level I, is very friable, and should be removed.

228,666
TOTAL SF

APPENDIX E

MISCELLANEOUS MATERIALS

These materials are commonly known to contain asbestos and are not sampled during a general survey. Cementitious materials such as transite panels, transite pipe, vinyl floor tiles, etc. have a very low propensity for fiber release unless drilled, sanded, or otherwise disturbed. Proper removal will be required in the event of renovation or demolition.

Location	Description	Quantity
STORAGE/CREDIT UNION - BUILDING 5/5A		
All floors	fire doors	16
First Floor	1' by 1' vinyl floor tiles	250 square feet
Roof - Elevator Machine Room	brake pad linings	1 pair
Part 5A - Walls on Second, Third, and Fourth Floors	tar/cork vapor barrier	7,200 square feet
FILTRATION - BUILDING 6		
Walls throughout	tar/cork vapor barrier	28,750 square feet
STOCK CELLARS - BUILDING 7		
All floors - walls and ceilings	tar/cork vapor barrier	28,000 square feet
LABS/STORAGE - BUILDING 8		
First Floor - southwest corner	fire door	1
Second Floor - northeast hallway, by Orientation Room	1' by 1' vinyl floor tiles	215 square feet
Second Floor - northeast stairwell	1' by 1' vinyl floor tiles	55 square feet
Third Floor - by old steel conveyor	fire door	1
Third Floor - southeast corner	fire door	1
Fourth Floor - throughout	9" by 9" vinyl floor tiles	5,000 square feet
Fourth Floor - elevator shaft	elevator brake shoes	1 set
ENGINE HOUSE - BUILDING 9		
Ground Floor - mezzanine level, break room	1' by 1' vinyl floor tiles	350 square feet
Ground Floor - mezzanine level, restroom	1' by 1' vinyl floor tiles	160 square feet
Ground Floor - storeroom at north end	9" by 9" vinyl floor tiles	450 square feet

Location	Description	Quantity
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RECEIVING/STORAGE/SHOPS - BUILDING 10/11/12/23

Part 10, Third Floor - office areas	9" by 9" vinyl floor tiles	1,300 square feet
Part 10, Third Floor - by office areas	fire door	1
Part 10, Fourth Floor - northeast corner	fire door	1
Part 10, Fourth Floor - old office areas	9" by 9" vinyl floor tiles	1,300 square feet
Part 11, First Floor - south side	rolls of "Ankorite" gasket material sheeting	100 square feet
Part 11, Second Floor - locker room	1' by 1' vinyl floor tiles	1,255 square feet
Part 11, Second Floor - break room	1' by 1' vinyl floor tiles	1,455 square feet
Part 11, Second Floor - restroom	linoleum flooring	220 square feet
Part 12, northeast shop area, perimeter	cementitious panels	465 square feet
Part 12, northeast shop area, room in north wall	firebricks	5 cubic feet

BOILER HOUSE - BUILDING 13

First Floor - breeching	gaskets	12 square feet
Second Floor - throughout	9" by 18" vinyl floor tiles	1,400

STORAGE - BUILDING 14

First Floor - northwest storage	1' by 1' vinyl floor tiles	450 square feet
First Floor - walls and ceiling	tar/cork vapor barrier	7,520 square feet
Second Floor - Instrument Lab	sheet linoleum	65 square feet

OLD KEG WASHING - BUILDING 15

First Floor - along keg washer	cementitious panels	90 square feet
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ENGINEERING OFFICE - BUILDING 17

Basement - east wall at bottom of staircase	fire door	1
Ground Floor - print shop area	linoleum	1,050 square feet
Ground Floor - north storage area, north stairway	fire door	1
Ground Floor - lobby and drafting areas	linoleum	750 square feet
Ground Floor - office west of entrance	1' by 1' vinyl floor tiles	300 square feet
Central Staircase Landing between First and Second Floors	fire doors	2

Location	Description	Quantity
ENGINEERING OFFICE - BUILDING 17 (continued)		
Second Floor - landing at top of central staircase	fire door	1
Second Floor - room in central west area, file room	linoleum flooring	200 square feet
SALES AND TRAINING BUILDING - BUILDING 18		
Center offices	9" by 9" vinyl floor tiles	450 square feet
Center offices	1' by 1' vinyl floor tiles	1,600 square feet
Center offices	linoleum	160 square feet
BREWHOUSE/STOCK CELLARS - BUILDING 21/22		
Stairwells between floors	1' by 1' vinyl floor tiles	200 square feet
Ground Floor - door to Brew Kettle Room	fire door	1
Fourth Floor - door to Tank Top Room	fire door	1
Fifth Floor - door to Grain Hopper Room	fire door	1
Fifth Floor - elevator shaft, southwest area	elevator brake shoes	1 set
Sixth Floor - door to rooftop	fire doors	2
FERMENTATION - BUILDING 25		
Fifth Floor - elevator shaft	elevator brake shoes	1 set
WAREHOUSE - BUILDING 33		
Q.C. Office, parts storage	1' by 1' vinyl floor tiles	544 square feet
BOTTLING HOUSE - BUILDING 35		
Stock Cellar - walls and ceiling	tar/cork vapor barrier	4,880 square feet
Offices and Corridor	9" by 9" vinyl floor tiles	910 square feet
Q.C. Labs	1' by 1' vinyl floor tiles	200 square feet
PARTS AND STORAGE BUILDING - BUILDING 37		
Office	vinyl floor tiles	280 square feet
BOTTLING HOUSE - BUILDING 38		
Second Floor - catwalk	1' by 1' vinyl floor tiles	160 square feet
Second Floor - catwalk	9" by 9" vinyl floor tiles	160 square feet

VII. OPERATIONS AND MAINTENANCE PROCEDURES AND CODES

A. MECHANISMS FOR REDUCING EXPOSURE TO ASBESTOS

Initial Cleanup

When asbestos-containing materials (ACM) are present on structural steel members or overhead ceilings and mechanical areas, asbestos fibers have probably been released from the ceiling, along with other materials such as perlite or vermiculite, and have settled onto walls, furniture, floors, etc. Because most asbestos-containing ceiling materials contain chrysotile asbestos, a thorough initial cleaning is imperative to remove the contaminants from those surfaces and thereby reduce the possibility for fiber entrainment.

Fibers may be released from the ceiling materials due to convection currents, vibrations from air handlers, and general building settling. The air currents caused by people walking, sweeping, mopping, and other air flows reentrain those once-settled fibers back into the air. The fibers later settle, and the cycle resumes. Those fibers that are small enough to be entrained and suspended in air are the ones which cause serious bodily harm. The following steps should be taken to remove airborne as well as settled asbestos fibers.

Use of Water

During asbestos cleanup all references to "wet wiping" or "wet mopping" refer to that activity using nonamended water. However, amended water should be used when wetting the asbestos-containing material before repair or abatement. Amended water is water that has a surfactant added to reduce the surface tension, thereby retarding evaporation and increasing penetrability of the asbestos-containing materials. Most commercial products are a 50-50 mixture of polyoxyethylene esters and polyoxyethylene ethers with approximately three percent emulsifier. The product is purchased in a concentrated form and diluted with water. Approximately one to three tablespoons of concentrated surfactant are added to a five-gallon pail of water, depending on the wetness desired. Refer to specific instructions by the manufacturer of the surfactant.

Order of Initial Cleanup of an Area

1. HEPA vacuum all sills, wall protrusions, signs, air vents, suspended light fixtures and other immovable fixtures.
2. Lightly mist the air with water, starting high at the ceiling and ending low to the ground.
3. Wet wipe all areas previously HEPA vacuumed.
4. Wet wipe all walls, excluding areas with sprayed-on asbestos-containing materials.
5. HEPA vacuum all carpets twice.
6. Wet mop the floors.

Disposable Mop Heads/Cloths

All wet wiping and wet mopping should be carried out using disposable cloths and/or disposable mop heads. NOTE: All items contaminated with asbestos fibers must be disposed of in six-mil polyethylene bags and properly labeled as per EPA regulations. More information on disposal bags is found below. The most economical method for obtaining disposable cloths/mop heads is to purchase a large roll of muslin or similar cotton type material and to cut out wiping cloths, wet mop covers, and dust mop covers.

Wet-wipe cloths (approximately 18" x 18")

Wet-mop covers (40" x 15")

Dust mop covers (24" x length of mop head)

The covers are folded over the mop head and either stapled or twist-tied. When the cloth becomes full of debris, the cover should be removed and disposed of in six-mil bags. All cloths should be rolled into tight balls for disposal to allow for increased bag capacity.

Disposal Bags

Each building should have a location where asbestos disposal bags are kept. These areas should be located on opposite ends of the building and out of the access of building occupants and noncustodial personnel. The six-mil polyethylene bags should be kept closed at all times and twist-tied. When the bag becomes full, it should be twist-tied and placed in another six-mil bag and again twist-tied. The full bags should be placed in a 55-gallon steel or fiberboard drum and disposed of in an approved landfill. Until time for disposal, all full bags and drums should be kept away from extreme heat, wet areas, and areas accessed by noncustodial personnel. If the bags are not punctured or damaged, the drums may be cleaned and reused. Otherwise, they should be disposed of as contaminated waste.

HEPA Vacuuming

HEPA vacuum cleaners are to be used for the purpose of cleaning sills, wall protrusions, and carpets. As mentioned in the *Use of Water* section above, the first stage of an initial cleanup is vacuuming of the above. A HEPA vacuum must be able to filter out 99.97% of all fibers greater than 0.3 microns in length. Most HEPA vacuums have four filters. The initial paper filter must be changed on a basis similar to a non-HEPA, i.e. when it becomes full. The secondary filter should be changed every month, depending on use. The tertiary cloth filter should be cleaned or replaced every six months. The HEPA filter, under normal conditions, needs to be replaced every two years or more, depending on brand, usage, etc. When any one of the filters needs to be changed or cleaned, it must be done outside of the building and removed very slowly to reduce the possibility of a sudden burst of fibers to the breathing zone. An approved respirator and disposable coveralls must be worn during filter changing. Upon removal, all filters must be disposed of as contaminated waste.

Personal Protection

The following should be worn during initial cleanup of all buildings with asbestos-containing materials, as well as the times when there is a likelihood of coming into contact with asbestos-containing material.

1. Disposable Coveralls - A "Tyvek" brand or similar disposable coverall should be worn over the clothes to prevent capturing asbestos fibers on the worker's clothing. For ease of movement an extra-large size should be worn.

2. Respirators - A respirator with disposable cartridges approved for asbestos dust by NIOSH should be worn at all times during initial cleanup and during emergency repair operations. The respirator should be fitted according to instructions provided by the manufacturer to prevent excess inhalation of fibers.

All disposable respirator cartridges and coveralls should be rolled and disposed of at day's end in six-mil asbestos disposal bags.

After the wet cleaning of all building areas and removal and disposal of all contaminated material, the building should be relatively asbestos-free, except for that contained in the original material. The following routines should be employed to retain this asbestos-free condition after the initial cleanup.

Daily Use of Disposable Mop Heads

To prevent fiber entrainment there should be no dry mopping or sweeping in areas where friable asbestos-containing materials are located. Until all asbestos materials are removed from the ceiling, all daily mopping should be carried out with dampened disposable mop heads. Disposable cloths on mop heads cannot be reused daily and should be changed at day's end. Contaminated mop water should be filtered through a five micron filter and disposed of in a sanitary sewer.

Weekly Cleaning

In addition to the regular daily activity of mopping with disposable mop heads, a weekly cleaning of walls and fixtures is to be conducted. All walls and fixtures should be wet wiped and the cloths disposed of in six-mil disposal bags.

Custodial Inspection

On a daily basis during routine custodial activity, the building custodians should keep a constant check for signs of contact damage, developing water damage and dislodgment of ceiling material.

Water Damage

After a preliminary inspection by the Asbestos Coordinator, all areas of water damage should be noted and marked with a colored spray encapsulant. From that time on, any new water damage area which develops should be brought to the attention of the Asbestos Coordinator. Any new development in water or contact damage should be noted and described on a Change of Status Form. The custodian should look for discoloration of the asbestos material. The first signs of water penetration will show as a discolored brownish ring. The ring will gradually spread to form a complete brown spot. The second stage, and the stage when there is a higher fiber release, will be indicated by a white/brown "snowflake" ring on the perimeter of the spot. The third stage will be a gradual filling of the discolored area with the white "snowflake" appearance. The fourth and final stage will be dislodgment of the material. It is very important to stop the water leakage during the first stage.

Contact Damage

Areas of existing contact damage should be noted on the floor plan for each building or other appropriate document. Any signs of continued damage by building occupants, workers, etc., should be called to the attention of the Asbestos Coordinator.

B. RESPIRATORY PROTECTION PROGRAM

Introduction

This written respiratory protection program has been established in accordance with the respiratory requirements of 29 CFR 1910.134 and 29 CFR 1926.58. These are general guidelines which are more stringent than OSHA requirements.

During sampling and inspection of materials suspected of containing asbestos or during renovation activities involving asbestos-containing materials, employees may be exposed to high concentrations of asbestos fibers for short periods of time. When an employee is exposed to concentrations of airborne toxic materials which are above the maximum standards established by OSHA, the law requires implementation of feasible engineering controls and/or administrative controls to reduce employee exposure. For the subject abatement activities, these controls are not feasible. As an alternative, the employer must provide respiratory protection for employees conducting sampling, inspection or abatement work with asbestos-containing materials. In addition to providing respiratory equipment, the employer has the responsibility of implementing a respiratory protection program. The following sections provide for the establishment of standard operating procedures for the respiratory protection of employees.

Designation of a Program Administrator

A program administrator should be selected to be responsible for the implementation of and adherence to the provisions of the respiratory protection program.

The Worker is Exposed

For the purpose of this program, the only hazard considered is airborne asbestos fibers. Accordingly, during any sampling or inspection of materials suspected of containing asbestos that directly disturbs the material, an air-purifying respirator should be worn. During any asbestos abatement projects which directly disturb the asbestos-containing material, Type "C" positive pressure air-supplied respirators should be worn. However, during minor operations and maintenance abatement and repair, an air-purifying respirator shall be sufficient. During cleanup and waste removal activities, air-purifying respirators should be worn by all affected personnel.

Respirator Fit Tests

Each employee determined medically fit to wear a respirator shall be qualitatively fit-tested upon receiving the equipment and semi-annually thereafter. The type of fit test conducted depends on the respirator type. The manufacturer's literature should be consulted to determine the proper fit test.

Problems in fitting a respirator may result if facial hair prevents a good seal from forming between the skin and sealing surface. Corrective lenses that have temple bars or straps may prevent proper sealing and should not be used when a full-face respirator is worn. Contact lenses should not be worn while wearing a respirator. A properly fitted respirator may stretch the skin around the eyes, thus increasing the possibility that the contact lens will fall out.

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Selection and Use of Respiratory Protection Equipment

Respirators used should be selected from those approved by NIOSH for use in atmospheres containing asbestos fibers. A NIOSH-approved respirator contains the following: an assigned identification number placed on each unit, a label identifying the type of hazard the respirator is designed to protect against, and additional information on the label which indicates limitations and identifies component parts approved for use with the basic unit.

The approved respirator should be worn for the existing working conditions specified as follows:

Asbestos Concentrations	Required Respirator
Up to 0.1 f/cc	Half-mask air-purifying respirator equipped with high-efficiency (HEPA) filters.
Up to 0.5 f/cc	Full facepiece air-purifying respirator equipped with high-efficiency (HEPA) filters.
Up to 1.0 f/cc	Any powered air-purifying respirator equipped with high-efficiency (HEPA) filters. Any supplied-air respirator operated in a continuous flow mode.
Up to 10.0 f/cc	Full facepiece supplied-air respirator operated in pressure demand mode.
> 10.0 f/cc	Full facepiece supplied-air respirator operated in pressure demand mode equipped with an auxiliary positive pressure self-contained breathing apparatus.

C. MINOR ABATEMENT AND REPAIR TECHNIQUES

The following are general guidelines; however, all abatement and repair shall be done by certified personnel in accordance with regulations for asbestos control.

During the time from implementation of the operations and maintenance program until final removal of the asbestos-containing materials, it may become necessary to remove or encapsulate material that has become very friable. There are three primary situations where such action could become necessary:

1. If asbestos ceiling material becomes heavily water damaged from roof leaks, the material will become swollen and lose its bonding capability. During this stage, the material releases many more fibers into the air than undamaged material. To retard fiber release, the material should be encapsulated with a very light bridging encapsulant or the material should be removed. This procedure should only be used for lightly damaged areas. For heavily damaged areas, see 2. below. Although each situation could call for modification of the encapsulation procedure, the basic procedure to encapsulate a small water damaged area is:

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- a. Shut down the HVAC system.
 - b. Move all movable fixtures away from the area with water damage after wet wiping.
 - c. Place six-mil polyethylene on the floor and wall (if damage is within a few feet of the wall).
 - d. Patch the area of the roof where the leakage is occurring. Allow at least 24 hours before proceeding with encapsulation.
 - e. Wearing disposable coveralls and respirators, HEPA vacuum the damaged area, holding the nozzle one-half to one inch from the material. Do not brush the material with the nozzle.
 - f. With an airless sprayer or compressed air sprayer set to a fine mist, lightly coat the damaged area with a colored bridging encapsulant. Apply the encapsulant with the sprayer held eight to twelve inches from the material and apply in several passes over the material.
 - g. Allow four to eight hours for fibers to settle. Dispose of plastic and asbestos debris and clean the surrounding area as outlined in the section *Mechanisms for Reducing Exposure to Asbestos*.
2. In some cases the asbestos-containing ceiling material, through water damage or building vibration, has become dislodged and physically separated from the substrate. The material is then ready to break off and fall to the floor, thereby releasing many fibers into the air. The dislodged material should be removed in the following manner while wearing respirator and disposable coveralls:
- a. Shut down the HVAC system and place plastic over the return air grills.
 - b. As in 1 above, wet wipe and remove furniture and place plastic in the area of the fiber fallout.
 - c. Isolate the work area.
 - d. HEPA vacuum the material as in 1.
 - e. Mist the area to be removed with amended water.
 - f. With a utility knife or other cutter, slice through the material to the substrate around the area which is dislodged.
 - g. While one worker holds the HEPA nozzle equipped with a spread cone close to the material, gently remove the dislodged material using a putty knife and place in the cone and/or disposal bag.

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Any time an area of asbestos-containing material has to be encapsulated or removed, it must be recorded and the area must be color coded for reference. NOTE: Emergency encapsulation or removal should be performed by a Special Response Team.

D. OPERATIONS AND MAINTENANCE CODES AND PROCEDURES

OMA - Pipe Insulations and Mudded Joint Fittings

Work area preparation and cleaning shall be in accordance with the requirements previously listed in this section.

Repair minor dents and tears in the protective jacket with duct tape or bridging encapsulant with glass cloth reinforcement. Duct tape should only be used for temporary control until the bridging encapsulant is installed.

If glove bag removal is not feasible, wrap uncovered pipe insulations with protective jackets consisting of a bridging encapsulant with glass cloth reinforcement.

Wrap moderately water damaged or contact damaged pipe insulations with new protective jackets, or replace affected areas. Eliminate the source of the water damage. More severely damaged pipe insulations may require removal by glove bag or gross containment techniques. Request authorization for removal via a work order from the Asbestos Coordinator.

Monitor the condition of the asbestos-containing materials. Color coding of a system's asbestos-containing materials and nonasbestos-containing materials will greatly assist in routine monitoring and detection of problems.

Routinely clean area using procedures covered in the Mechanisms for Reducing Exposure to Asbestos.

OMB - Insulations on Boilers, Breeching, Ducts, etc.

Work area preparation and cleanup shall be in accordance with the requirements previously listed in this section.

Repair minor dents and tears in insulation on boilers and breeching with a bridging encapsulant with glass cloth reinforcement. Duct tape or nonasbestos mastic should only be used for temporary control until the protective jacket is applied.

Wrap uncovered insulations with new protective jackets or coverings consisting of a bridging encapsulant with glass cloth reinforcement.

If damage is more severe, cleanup may involve removing the asbestos-containing materials. Consult with your Asbestos Coordinator if removal is necessary. Use proper abatement techniques covered in the section called Minor Abatement and Repair Techniques.

Minor damage to duct work insulated with ACM should be repaired with a bridging encapsulant with glass cloth reinforcement. Duct tape or nonasbestos mastic should only be used for temporary control until the protective jacket is applied.

If insulated duct work exists above drop ceilings which are missing ceiling tiles, replace the tiles to help keep the asbestos-containing material isolated from the building occupants.

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Consider replacing perforated drop ceilings with a sealed barrier to prevent exposure to asbestos-containing materials. Good judgement can yield the most cost effective procedure for exposure control in every case. Refer to abatement techniques outlined previously in this section for the consideration of removal and replacement as opposed to the above methods for different situations.

For all areas with ACM, clean using the *Mechanisms for Reducing Exposure to Asbestos*. Color code or label replaced material to differentiate ACM from nonasbestos-containing material.

OMC - Fireproofing

Work area preparation and cleaning shall be in accordance with the requirements listed in this section.

On a temporary basis, the exposure potential of fireproofing can be reduced by constructing airtight walls and ceilings around the ACM, enclosing the exposed area. This process will disturb the ACM through contact, vibration, etc., so the same isolation and control techniques used for removal projects must be incorporated into this type of work. An enclosure project would generally be applicable only to a small area. Enclosure of a large area often requires such effort and expense that removal is more cost effective and practical.

The fireproofing may be sprayed with an encapsulant if the fireproofing is well bonded to its substrate and is less than one inch thick. This is to be considered a temporary control measure with a life expectancy of five to six years. As with enclosure, isolation and control techniques used for removal projects must be incorporated into encapsulation work. Test results have shown that, due to the impact of the spray, spraying with an encapsulant can entrain into the air more fibers than a gross wet removal project.

If the fireproofing has localized water damage and/or is becoming delaminated in a small area, spot removal of the damaged material may be necessary. Follow techniques outlined on abatement. If the remaining fireproofing is well bonded to its substrate, it can then be encapsulated; however, the source of the water damage must be eliminated.

Use caution when work involves hanging ducts, conduit or pipes, etc., from surfaces sprayed with fireproofing. Avoid disturbing fireproofing whenever possible.

OMD - Acoustical Plasters (Sprayed-On or Trowelled-On)

If the plaster is in good condition, with no delamination, deterioration, or signs of water damage, it requires no immediate attention, but should be carefully monitored for signs of change in status.

If the plaster is water damaged and/or is becoming delaminated from the substrate, it should be removed rather than encapsulated. Encapsulation can make the condition worse by increasing the rate of delamination. The source of the water damage must be eliminated. Authorization and a work order for spot removal should be obtained from the Asbestos Coordinator. Abatement techniques outlined previously should be followed.

Avoid disturbing acoustical plaster by not hanging plants, drilling holes in the ceiling, moving furniture, etc. Work area preparation and cleanup for all types of maintenance and repair work shall be in accordance with the requirements listed previously in this section. When the plaster must be disturbed, mist the affected area with amended water and use a HEPA vacuum to collect fibers being released.

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OME - Stored Insulations

Work area preparation and cleanup should be in accordance with the requirements previously listed in this section.

Stored pipe lagging, tank packing, joint compound, fireproofing, and other miscellaneous asbestos-containing materials should be cleaned up and disposed of properly.

If the items are not in a container and there is a potential for exposure, the items should be carefully wet with a light mist and put into an asbestos disposal bag and disposed of properly.

OMF - Debris

Work area preparation and cleanup should be in accordance with the requirements previously listed in this section, except the application of floor plastic, which would not be practical.

Small amounts can be cleaned up using a HEPA vacuum and wet wiping or wet mopping. Dispose of larger pieces by misting and carefully moving the pieces to an asbestos disposal bag to be properly discarded.

OMG - Ceiling Tiles

When ceiling tiles are noted as asbestos-containing materials, precautions can be taken to greatly minimize exposure from the tiles.

Whenever the tiles are cut, broken or damaged, they should be disposed of properly and replaced by new tiles. Tiles should never be broken to fit into an asbestos disposal bag.

If an area is to be renovated or the ceiling totally replaced, the removal should follow site preparation and procedures from minor abatement and repair. Consult with the Asbestos Coordinator and obtain a work order form. Dispose of all tiles as contaminated waste.

Monitor ceiling tiles and report any damage. Maintain condition and follow interim control measures until tiles have been completely replaced.

OMH - Tape/Woven Paper

Asbestos-containing tape is used primarily for sealing seams on duct work. Loose or frayed ends of the tape should be wetted with amended water, cut, and properly disposed. Care must be taken not to damage the tape by ripping or tearing it during this procedure.

Damaged tape should be carefully painted with a bridging encapsulant with minimal overspray or overbrushing. When the tape must be disturbed, mist it with amended water (unless the disturbance is due to the encapsulation process) and use a HEPA vacuum to collect fibers being released.

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OMI - Miscellaneous/Cementitious Materials

Fiber release from cementitious (nonfriable) materials is normally extremely low, unless these materials are broken, drilled, sanded or otherwise disturbed. During disturbance, the material should be thoroughly dampened and a HEPA vacuum used to collect fibers being released. Follow the work area preparation and cleanup requirements previously listed in this section. Some examples of cementitious and miscellaneous nonfriable materials that may contain asbestos are:

- Floor tiles
- Wall plasters
- Scratch coats
- Transite panelling
- Exterior Siding
- Friction products
(brake linings, clutches, etc.)
- Tile underlay
- Transite pipes
- Drywall plaster
- Linoleum
- Roofing felts

Vinyl Asbestos Floor Tiles (VAT) - When damaged, vinyl asbestos floor tiles become friable and could present a problem. If spot removal becomes necessary, the following method should be utilized. Seal all doors and grills. Turn off the HVAC system as a safety precaution. Mix amended water to a slightly stronger than normal strength. Spray the entire surface of the tiles to be removed, wait six to eight hours and repeat the spraying. Most vinyl asbestos tile glues are water soluble and the tiles will loosen so that they may be physically removed, placed in a sealed plastic bag, and disposed of as asbestos waste. When the tiles are loose the ends will curl up or under. As a further safety precaution, wear respirator and disposable coveralls. After completion of the project, wet wipe all surfaces in the area. Note: Dispose of the paper-like underlay with the vinyl asbestos tile, as it usually contains asbestos.

OMZ - Other Materials

This code applies to miscellaneous ACM that rarely creates a significant problem but can pose an exposure risk when being damaged or removed. Listed are some of the asbestos-containing materials that fall into this classification. If an asbestos-containing material is not directly addressed in the operations and maintenance codes, an operations and maintenance procedure may be applied using one or more of the codes that involve similar materials.

Batt Insulation - Cutting or tearing the asbestos-layered paper backing can cause fiber release. Wet the backing with amended water and wear a half-face respirator if batting needs to be cut or moved.

Friable Hardboard - Precautions should be taken to minimize exposure from the hardboard. Replace broken or damaged hardboard with a nonasbestos material. If removal is necessary, wet the material and try to remove it in one piece. The hardboard should never be broken up to fit into an asbestos disposal bag.

Vibration Joint Cloth - Vibration joint cloth is most often found on duct work near air handlers. Loose or frayed ends should be wet with amended water or a diluted encapsulant. Carefully cut and remove the joint cloth and dispose of properly.

Wiring - Care should be taken when cutting or stripping asbestos wire insulation. In general, it is not a safe practice to wet the wire insulation. Dispose of the stripped insulation properly.

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Carpet - Carpets normally do not contain asbestos but can become contaminated if located in a room with damaged asbestos-containing ceiling plaster or fireproofing. Always clean with wet methods, while wearing respirators. If carpet is to be replaced, obtain a work order from the Asbestos Coordinator, remove and dispose of it as contaminated waste.

Earth Floors - When mechanical insulations located in crawl spaces or tunnels deteriorate or are damaged, the earth floors beneath them can become contaminated. Often the asbestos materials are broken up and ground into the loose earth by maintenance workers performing work in these areas. If the contamination is found to be limited to the loose, dusty portion of the surface of the floor, cleanup with a HEPA vacuum will normally suffice. If the asbestos is ground into the earth floor by foot traffic or if the floor is dry and cracked, it may be necessary to HEPA vacuum the loose material and then remove the outer two to three inches of the firm soil. In either case, the remaining floor surface should be covered with a thin layer of gunnite (if the area is not too large) or sprayed with a penetrating soil encapsulant made specifically for this purpose such as "EarthKote" by American Coatings Corporation. Apply such soil treatments as per the manufacturer's recommendations.

E. OPERATIONS AND MAINTENANCE CODES

<u>Q & M CODE</u>	<u>MATERIAL REFERENCED</u>	<u>BULK SAMPLE CODES</u>
OMA	Pipe lagging and mud-packed joints	BS - E,F,G,N,O,P,Q
OMB	Insulation on boilers, tanks, breeching, and ducts	BS - H,I,U,T
OMC	Fireproofing	BS - R,C
OMD	Acoustical plasters	BS - A,B,D
OME	Stored Insulations/ Materials	BSY
OMF	Debris	BSX
OMG	Ceiling tiles, panels	BS - K,L,V
OMH	Tape/woven paper	BSJ
OMI	Miscellaneous nonfriable materials	
OMZ	Other	BS - M,S,W,Z